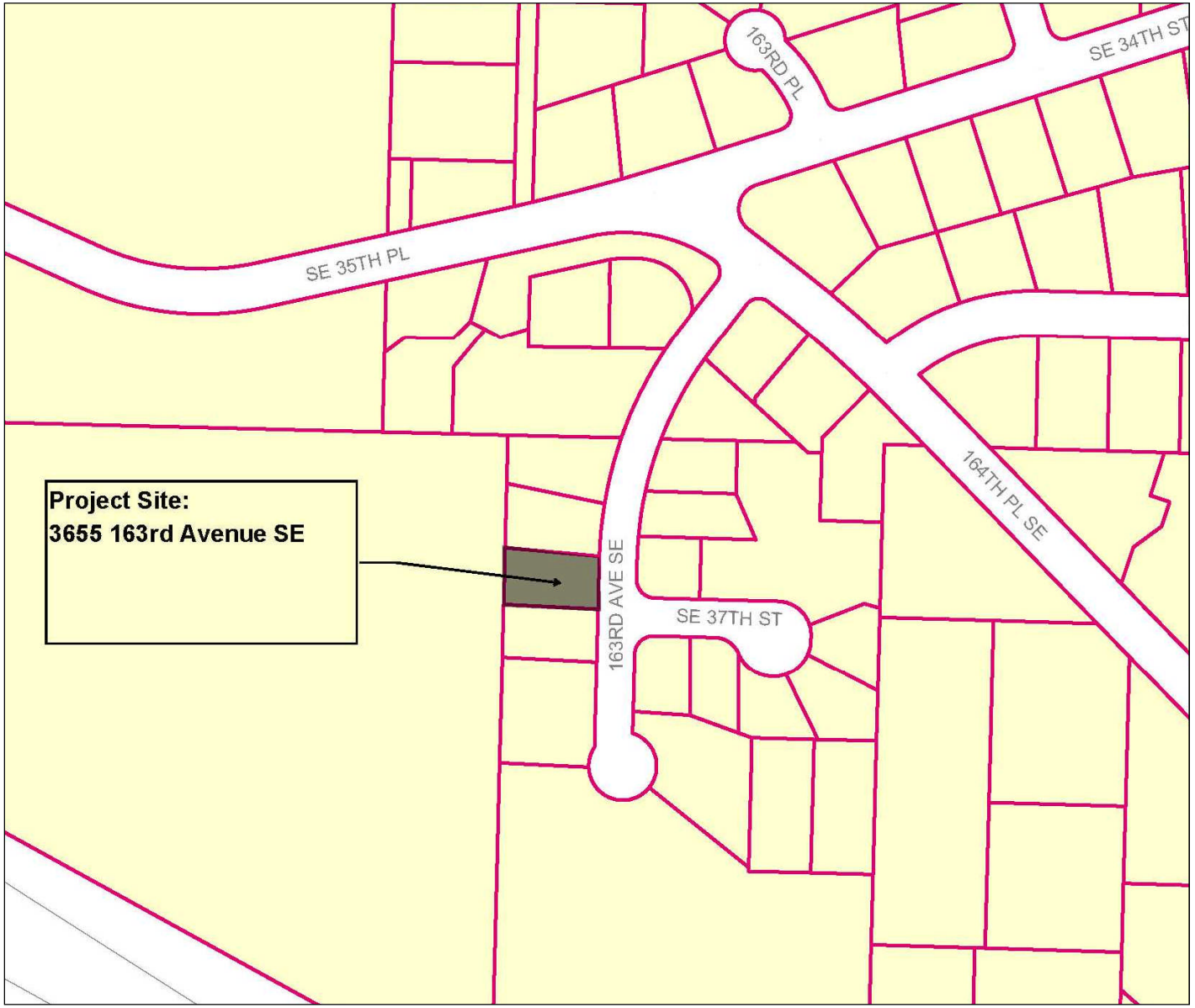
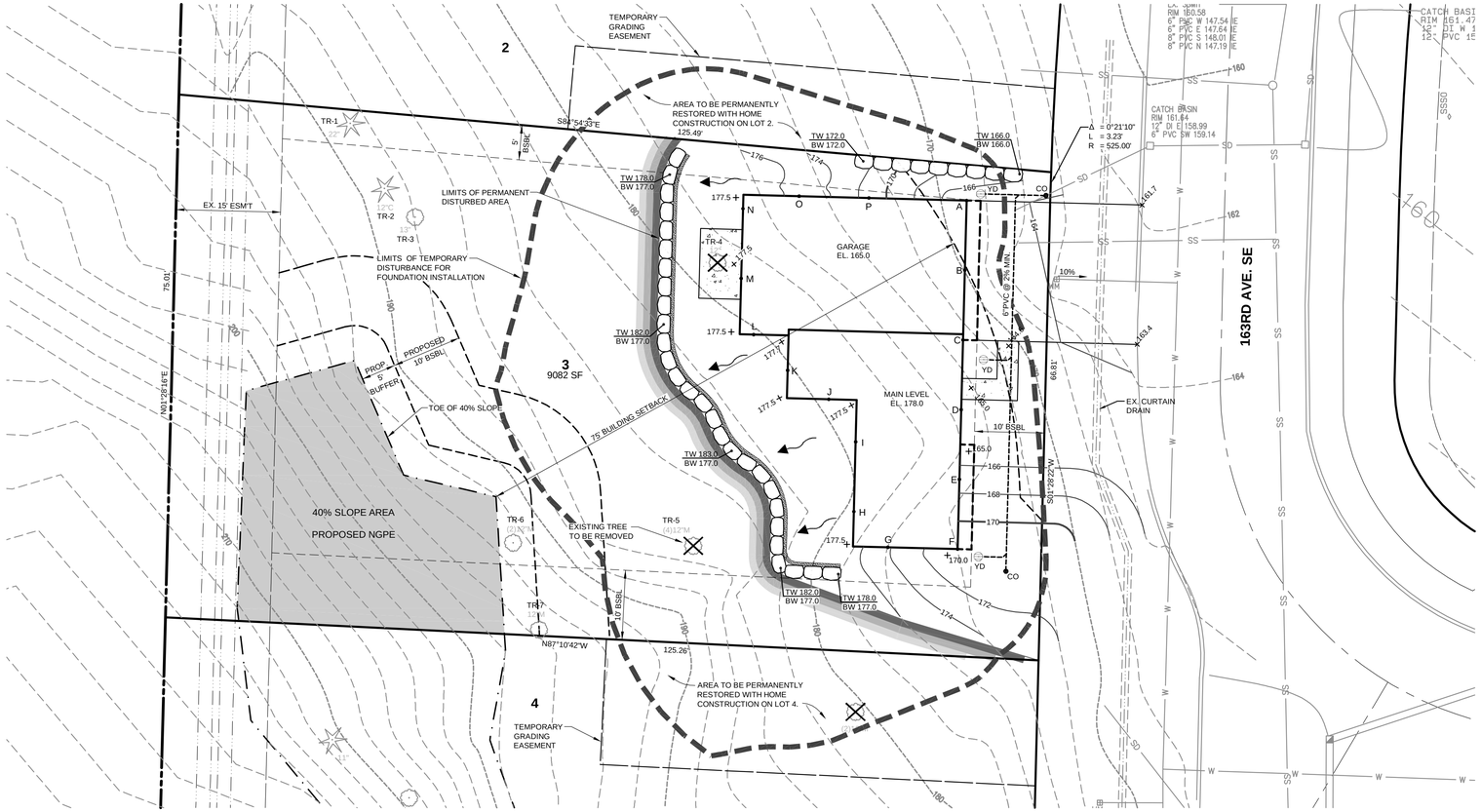
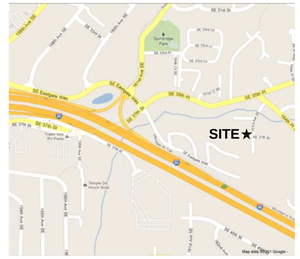
Parkwood Lane Lot 3
File Number: 12-104650-LO







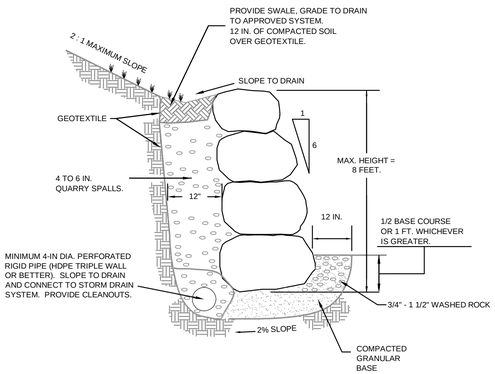
VICINITY MAP
NOT TO SCALE

PROJECT INFO:

OWNER:	TD HOME PARTNERS, LLC 16838 SE 43RD STREET ISSAQUAH, WA 98034 PHONE: 425-818-8829 CONTACT: TROY SCHMEIL
ENGINEER:	LAND DEVELOPMENT ADVISORS, LLC 12865 SE 47TH PLACE BELLEVUE, WA 98006 PHONE: 425-466-5203 CONTACT: JON W. NELSON, PE
GEOTECHNICAL ENGINEER:	SOUTH FORK GEOSCIENCES P.O. BOX 1275 NORTH BEND, WA 98045 PHONE: 425-831-2023 CONTACT: ANDY GLANDON
SURVEYOR:	CENTRE POINTE CONSULTANTS, INC. 206 RAILROAD AVENUE N. KENT, WA 98032 PHONE: 253-813-1901 CONTACT: NORM LARSON, PLS
SITE ADDRESS:	3665 - 163RD AVENUE SE BELLEVUE, WA
ZONING:	R-5

LEGAL DESCRIPTION:
LOT 3 OF CITY OF BELLEVUE BOUNDARY LINE ADJUSTMENT NUMBER LW-01-106944 (PARKWOOD LANE), RECORDED UNDER RECORDING NUMBER 20021105900008, IN KING COUNTY, WASHINGTON.

REFERENCE:
GEOTECHNICAL REPORTS PREPARED BY SOUTH FORK GEOSCIENCES, DATED 9-22-11 & 01-20-12.



NOTES:

1. CALL FOR CLEAR AND GRADE INSPECTION PRIOR TO BASE COURSE BEING PLACED. VERIFICATION OF ROCKERY HEIGHT, FOUNDATION MATERIAL, AND ROCK SIZE BY CITY CLEARING AND GRADING INSPECTOR IS REQUIRED.
2. QUARRY SPALLS AND CRUSHED ROCK SHALL BE PLACED DIRECTLY FROM TRUCK OR OTHER SUITABLE CONTAINER IN ORDER TO MAINTAIN CLEAN BACKFILL.
3. ALL ROCKERIES OVER 30-IN IN HEIGHT ARE CONSIDERED A STRUCTURE PER THE LAND USE CODE AND MUST BE LOCATED OUTSIDE OF ALL STRUCTURE SETBACK LINES.
4. OPENINGS SHALL BE CHINKED WITH QUARRY SPALLS.
5. ROCKERIES CONSTRUCTED IN THE RIGHT-OF-WAY ARE SUBJECT TO TRANSPORTATION DEPARTMENT DEVELOPMENT STANDARDS.

ROCKERY DETAIL
NOT TO SCALE

LOT COVERAGE:

LOT AREA:	9082 SF
LOT AREA MINUS 40% SLOPE AREA:	8006 SF
HOUSE/GARAGE AREA:	1250 SF
TOTAL AREA:	1250 SF
(1250 / 8006)	15.61%

IMPERVIOUS AREA:

LOT AREA:	9082 SF
BUILDING ROOF OVERHANG:	1426 SF
DRIVEWAY/PATIO/WALK:	301 SF
TOTAL AREA:	1727 SF
	19.02%

RETAINED TREE CALCULATIONS

NUMBER	CALIPER (INCHES)	CREDIT
1	22	22
2	12	12
3	13	13
4	12	0
5	12(4)	0
6	12(2)	24
7	12	12
TOTAL	143	83
PERCENT TREES TO REMAIN		58%

NOTE: MINIMUM 30% OF TOTAL TREES TO REMAIN

MAXIMUM BUILDING HEIGHT CALCULATION

POINT	ELEVATION	POINT	ELEVATION
A	169.0	I	179.5
B	170.0	J	179.5
C	173.0	K	180.1
D	175.5	L	180.1
E	175.0	M	179.0
F	174.0	N	177.0
G	176.0	O	175.0
H	179.0	P	173.0
		TOTAL	2814.7

AVG. EX. GRADE = TOTAL ELEVATION / TOTAL POINTS
2814.7 / 16 = 175.92
+ 35.00
MAX. ALLOWABLE RIDGE ELEV. 210.92
PROPOSED RIDGE ELEV. 201.50

AREA OF DISTURBANCE:

AREA PERMANENTLY DISTURBED:	3250 SF
AREA TEMPORARILY DISTURBED:	1881 SF

LEGEND:

EXISTING
- 2' CONTOURS
- 10' CONTOURS
- WATER LINE
- SEWER LINE
- STORM LINE
- CURTAIN DRAIN
- SEWER MANHOLE
- CATCH BASIN
- WATER METER
- DECIDUOUS TREE
- CONIFEROUS TREES

PROPOSED
- 2' CONTOURS
- 10' CONTOURS
- BOUNDARY LINE
- LOT LINE
- STORM SERVICE LINE
- YARD DRAIN
- CLEANOUT
- ROCKERY
- FLOW PATH

NO.	DATE	REVISION	BY	CK

DESIGN GROUP
JON W. NELSON, P.E.
PROJECT MANAGER:
JWN
DESIGNED:
HDO
CADD:
JWN
CHECKED:
JAN. 2012
DATE:
SITE PLAN B
FILE NAME:

SITE PLAN B

TD HOME PARTNERS, LLC

PARKWOOD LANE

SITE ADDRESS: 3665 - 163RD AVENUE SE

CITY OF BELLEVUE WASHINGTON

LDA
Land Development Advisors, LLC
Planning, Engineering, Project Management
12865 SE 47th Place
Bellevue, WA 98006
425-466-5203

JON W. NELSON
STATE OF WASHINGTON
20786
REGISTERED
PROFESSIONAL ENGINEER
01/30/12

STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NUMBER
CALX-004

SHEET NUMBER
1 OF 1

C:\DCS_PROJECTS\LDA_PROJECTS\Parkwood\SITE PLAN B.dwg, <<SITE PLAN B>>, Plotted: 1/30/2013 1:39:56 PM, By: Hoe, (c) LDA

D A Planning, Engineering, Project Management
Land Development Advisors, LLC 12865 SE 47th Place • Bellevue, WA 98006
425-466-5203

PARKWOOD LANE LOT 3
NARRATIVE DESCRIPTION

Existing Conditions

The property is located at 3665 163rd Avenue SE. Site topography slopes down from the southwest corner to the northeast corner and varies from over 40% to 13%. The grade difference across the lot is approximately 49' which yields an average slope of approximately 35%. Adjacent single family lots on the north and south are vacant although a building permit application for lot 2 (north side) is imminent. An apartment complex abuts the site on the west.

Vegetation on the lot is generally undisturbed except for the area adjacent to 163rd and along the westerly property line where an interceptor swale was installed with the subdivision infrastructure. The vegetation consists of Douglas Fir, Western Red Cedar, alder, maple trees, blackberry vines, salal and ferns. The trees appear to be straight and there are no observed signs of recent soil creep, mass wasting or significant erosion.

Consistency with LUC 20.30P.140

A. The proposal obtains all other permits required by the Land Use Code; and
The applicant will obtain other permits as required.

B. The proposal utilizes to the maximum extent possible the best available construction, design and development techniques which result in the least impact on the critical area and critical area buffer; and
Home construction will utilize stepped foundation so that the rear of the home is nearly at the existing grade of the lot. Building walls will function as retaining walls so permanent grade changes will be confined to be within 10' of the structure on the side facing the critical area. There will be no disturbance of the critical area or buffer. All disturbance will be within the toe of slope building setback.

C. The proposal incorporates the performance standards of Part 20.25H LUC to the maximum extent applicable; and
See consistency with LUC 2025H.125 below.

D. The proposal will be served by adequate public facilities including streets, fire protection, and utilities; and
All services and facilities are adequate and in-place to serve the lot.

E. The proposal includes a mitigation or restoration plan consistent with the requirements of LUC 20.25H.210; except that a proposal to modify or remove vegetation pursuant to an approved Vegetation Management Plan under LUC 20.25H.055.C.3.i shall not require a mitigation or restoration plan; and
A mitigation and restoration plan is included in the project submittal.

F. The proposal complies with other applicable requirements of this code. (Ord. 5683, 6-26-06, § 27)
The proposal is in compliance.

Consistency with LUC 20.25H.125

A. Structures and improvements shall minimize alterations to the natural contour of the slope, and foundations shall be tiered where possible to conform to existing topography;
The house construction requires temporary alterations to existing grade in order to comply with State safety regulations. Temporary and permanent grading is shown on the site plan and results in no modification to the steep slope critical area or buffer. Foundation walls that also function as retaining walls help confine the permanent grade changes on the sides and rear of the house to within 10' of the building foundation.

B. Structures and improvements shall be located to preserve the most critical portion of the site and its natural landforms and vegetation;
The home and disturbed areas are tucked into the northwest corner of the lot as tight to the property lines as setbacks will allow. A 10' front yard setback is utilized so that the disturbed area can be as far from the critical area as possible. There are no modifications to the steep slope critical area or buffer.

C. The proposed development shall not result in greater risk or a need for increased buffers on neighboring properties;
The geotechnical engineer has found that the proposal will not increase any risks for adjacent properties (January XXX, 2012 South Fork Geosciences ("SFG") letter). In addition, SFG also analyzed the site for possible impacts due to the proximity of the Seattle Fault which crosses through Bellevue in the vicinity of I-90. They found the risk of ground rupture low to moderate and should be mitigated by a connected, continuous spread footing in a grid pattern without isolated pier or pad footings (September 22, 2011 SFG letter, page 6).

D. The use of retaining walls that allow the maintenance of existing natural slope area is preferred over graded artificial slopes where graded slopes would result in increased disturbance as compared to use of retaining wall;
Retaining walls are used along the sides and rear of the home to minimize grade changes and disturbance.

E. Development shall be designed to minimize impervious surfaces within the critical area and critical area buffer;
There is no disturbance planned to the steep slope critical area and buffer. The proposed home is located as far from the steep slope as possible while maintaining conformance with setbacks and other zoning dimensional standards.

F. Where change in grade outside the building footprint is necessary, the site retention system should be stepped and regrading should be designed to minimize topographic modification. On slopes in excess of 40 percent, grading for yard area may be disallowed where inconsistent with this criteria;

Grading outside the building foundation will be confined with retaining walls as part of the foundation as well as outside the building to minimize changes to existing topography.

G. Building foundation walls shall be utilized as retaining walls rather than rockeries or retaining structures built separately and away from the building wherever feasible. Freestanding retaining devices are only permitted when they cannot be designed as structural elements of the building foundation;

The northerly, southerly and westerly foundation walls function as a retaining wall to minimize grade changes. A rockery is provided at the edge of the minimal rear yard to restrict disturbance of the existing grade. There is no disturbance to the critical area or its buffer.

H. On slopes in excess of 40 percent, use of pole-type construction which conforms to the existing topography is required where feasible. If pole-type construction is not technically feasible, the structure must be tiered to conform to the existing topography and to minimize topographic modification;

No construction is proposed on the 40% slope.

I. On slopes in excess of 40 percent, piled deck support structures are required where technically feasible for parking or garages over fill-based construction types; and

No construction is proposed on the 40% slope.

J. Areas of new permanent disturbance and all areas of temporary disturbance shall be mitigated and/or restored pursuant to a mitigation and restoration plan meeting the requirements of LUC 20.25H.210. (Ord. 5680, 6-26-06, § 3)

A mitigation and restoration plan has been provided as part of the application. The City's planting template for steep slope critical area restoration has been utilized. The vegetation will be monitored and maintained for 5 years after planting. A performance security will be required to cover the maintenance and monitoring.